



Crystal Palace Parade, SE19
£400,000

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In general

- Private sunny terrace
- Underfloor heating throughout
- Premium fittings and finish
- Small boutique development
- Central location
- Ample fitted storage throughout
- New home warranty
- Contemporary kitchen and bathroom

In detail

An immaculately presented one bedroom first floor apartment positioned within the centre of the Crystal Palace Triangle.

This small boutique development of just nine residences was completed approximately six years ago and is quietly tucked away at the end of a small lane accessed from Crystal Palace Parade. The high specification finish includes a contemporary kitchen with Smeg integrated appliances, quartz surfaces, and a sit-up breakfast bar, whilst coffered lighting provides a calm and premium feel. The main L-shaped reception room divides perfectly for living and dining areas and has direct access to a private sunny decked terrace with a southerly aspect. The bedroom is at the rear of the development and is a well proportioned relaxing room with lots of fitted storage and a Juliette balcony. Other notable points include under floor heating throughout, premium fittings, a fully tiled bathroom with a heated towel rail and a rainfall shower, warm decorative tones, and the remaining new homes warranty. Externally the property benefits from off street parking offered on a first come first served basis and secure bike storage.

This location is ideal for the many leisure and shopping options that central Crystal Palace has to offer. Also, moments from Crystal Palace Park and well placed for both Crystal Palace and Gipsy Hill rail stations.

Properties of this standard of finish and in such a convenient setting are rarely available.

EPC: B | Council Tax Band: C | Lease: 991 years remaining | SC: £1,400.09 | GR: £358.98 | BI: £800

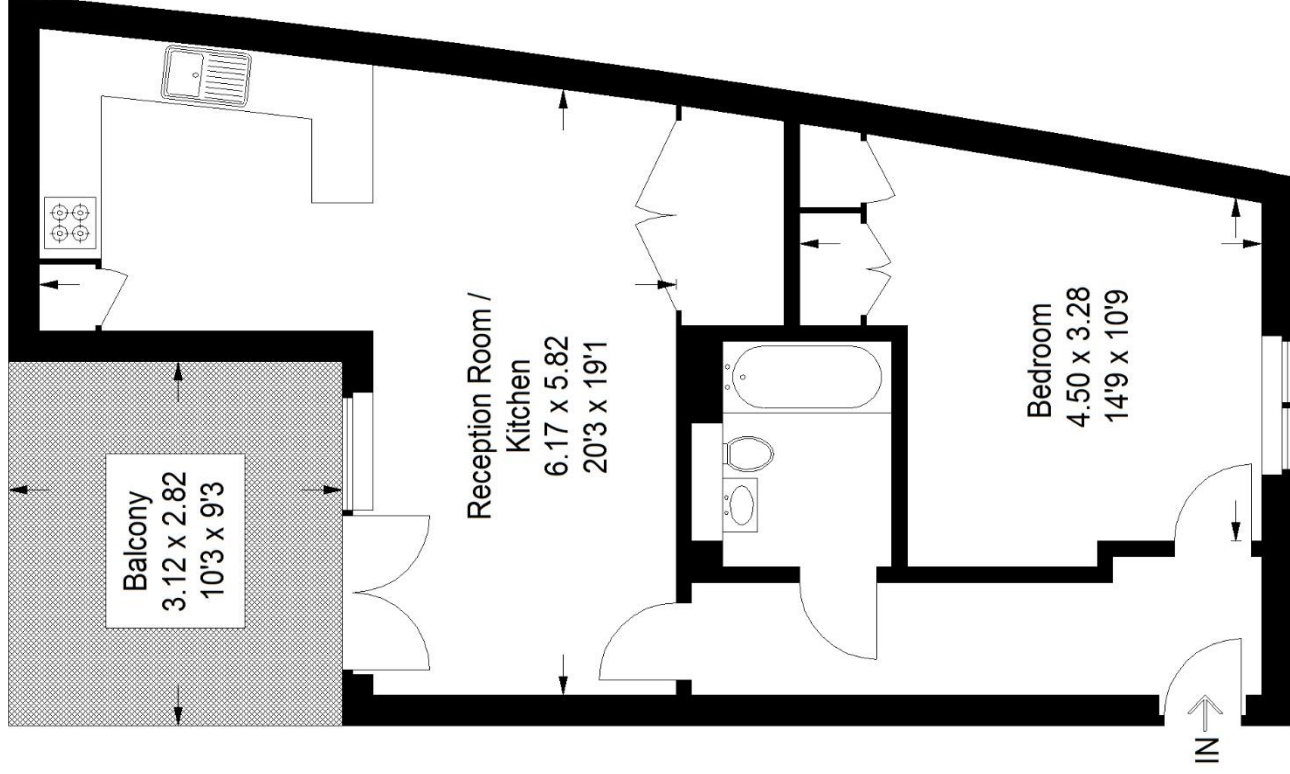


Floorplan

Zola House, SE19

Approximate Gross Internal Area

57.3 sq m / 617 sq ft



First Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice.
Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	61 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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